

**Lamoine Conservation Commission
Town of Lamoine
606 Douglas Highway
Lamoine, ME 04605
Work Meeting of February 7, 2004
Regarding a proposal from COA about Land Use Planning**

The meeting started at 11:05 a.m.

Commission Members Present : Fred Stocking (chair), Carol Korty, Raymonde Dumont (secretary).

Others present: Ken Smith

Carol Korty was contacted by Isabel Mancinelli and Gordon Longworthy, who will be teaching a course on Land Use Planning at College of the Atlantic. After acquiring GIS skills and background theory during the first five weeks of the course, students will then work with a community toward developing a Comprehensive Plan. The teachers felt Lamoine would be suitable for their project, and participation would afford our Town cost-free access to field information, maps and some projections for the future. We would need to be able to commit to having contacts in town for the students to direct questions and suggestions to. Ideally, this would mean that a Comprehensive Plan Committee be in place by April 1st.

The work meeting addressed this proposal. Fred mentioned that he had heard several sources describe the cumbersome bureaucratic hurdles and requirements in revising a comprehensive plan, and furthermore that Planners do not always see it as a helpful or powerful tool. On the other hand, Ken pointed out that ordinances cannot be written which are not in concordance with a Comprehensive Plan, and that a revision is *legally required by 2006*. Also, as we learned from the Panel discussion on Development in October, a Comprehensive Plan can be key in directing community growth in ways the residents desire. Whether or not the town starts the revision process soon, the thinking and data which will eventually enter into it may be vital to the town.

Fred agreed to write to the selectmen and propose that a chair for the future Comprehensive Plan Committee be appointed as soon as possible. Rae suggested an interim chair could serve as a contact with COA in the meantime, and Carol agreed to take that role. Fred will also write to the selectmen to describe the proposal of the Land Use Planning course, and request official permission to participate. The letter will describe the course as an opportunity to obtain and organize information, for which the Town might otherwise have to hire a consultant; on the other hand, the students do not actually make proposals for the Comprehensive Plan, as such decisions have to come from the town and the Committee itself.

The group finally discussed the assumptions underlying our expectations of this process. Fred assumed that it was heavily reliant on GIS use, and as such limited by available habitat and other data entry, and by the software capabilities. Rae assumed that we would be able to obtain projections of the town's future, based on models of prediction by which the impact of a number of different variables and choices could be examined. Carol offered to find out what the town of Tremont gained from their previous participation in a similar project. Fred pointed out that in any event, a working relationship with COA's Planning, Land Use and GIS resources would be very useful.

The meeting adjourned at 12 p.m.

Respectfully submitted,

Raymonde Dumont
Secretary
Lamoine Conservation Commission